



# CASE NO: Z2005203 CD

## Staff and Zoning Commission Recommendation - City Council

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**Date:** October 13, 2005

**Zoning Commission Meeting Date:** September 06, 2005

**Council District:** 1

**Ferguson Map:** 616 C2

**Applicant:**

Victor Rayas

**Owner:**

Victor Rayas

**Zoning Request:** From "I-1" General Industrial District to "C-2 P" (CD-Auto Repair)  
Commercial Pedestrian District with a Conditional Use for Auto Repair

Lot 11, Block 44, NCB 350

**Property Location:** 233 East Fredericksburg Road

**Proposal:** For an auto repair & auto sales facility

**Neighborhood Association:** Five Points Neighborhood Association

**Neighborhood Plan:** Five Points Strategic Implementation

**TIA Statement:** A Traffic Impact Analysis is not required.

### **Staff Recommendation:**

Consistent with Five Points Strategic Implementation.

### **Approval.**

An auto repair shop currently exists on the subject property. The property is surrounded by "C-2 P" Commercial Pedestrian District to the north and east, "I-1" General Industrial and "C-2 P" to the south and west.

Staff conducted a large area rezoning of this area to convert "I-1" zoning to "C-2 P" (or to a zoning designation that is appropriate and consistent with the Five Point Strategic Implementation proposed Land Use plan). City Council approved the rezoning on April 24, 2003. Staff's report proposed that the subject property be converted to "C-2 P", however, the property owner at that time strongly opposed this change and it remained "I-1".

The zoning designation of "C-2 P" (CD Auto Repair) Commercial Pedestrian District with a Conditional Use for an Auto Repair shop would be appropriate at this location..

### **Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Judy Eguez 207-7442

### **VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2005203 CD**

**ZONING CASE NO. Z2005203 CD** – September 6, 2005

Applicant: Victor Rayas

Zoning Request: "I-1" General Industrial District to "C-2" P (CD Auto Repair)  
Commercial Pedestrian District with a Conditional Use for Auto Repair.

Victor Rayas, 1722 Socorro, owner, stated this property was previously a auto body shop and is requesting this change in zoning to allow the property be used for an auto repair and auto sales facility on the subject property.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Five Points Neighborhood Association is in a favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Kissling and seconded by Commissioner Sherrill to find consistency with the neighborhood plan.

(A verbal vote was taken)

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill,  
McAden, Avila, Stribling**

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Kissling and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 11, Block 44, NCB 350 at 233 East Fredericksburg Road.
2. There were 18 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

**Z2005203 CD**

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill,  
McAden, Avila, Stribling**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.